

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Jerold Morantz
DOCKET NO.: 03-31156.001-C-1 through 03-31156.003-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Jerold Morantz, the appellant; and the Cook County Board of Review.

The subject property is improved with a one-story commercial building containing 2,393 square feet of building area. The building is approximately 34 years old. The building is located on a 14,210 square foot site in Harvey, Thornton Township, Cook County.

The property in this appeal was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket No. 02-28535.001-C-1 through 02-28535.003-C-1. In that appeal, the Property Tax Appeal Board issued a decision reducing the assessment of the subject property to \$36,100 based upon equity and the weight of the evidence in the record as presented by the parties to the appeal. In the instant appeal the appellant submitted an appraisal estimating the subject property had a market of \$95,000 as of January 1, 2002, which would equate to an assessment of \$36,100 using the Cook County Real Property Assessment Classification Ordinance level of assessments for class 5A property of 38%.

The record in this appeal also contains a proposed assessment for the subject property submitted by the appellant. The board of review was notified of the proposed assessment and given thirty (30) days to respond if the offer was not acceptable. The board of review did not respond to the Property Tax Appeal Board by the established deadline.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board finds

(Continued on Next Page)

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

Docket No.	Parcel No.	Land	Impr.	Total
03-31156.001-C-1	29-21-308-019-0000	\$4,194	\$378	\$4,572
03-31156.002-C-1	29-21-308-020-0000	\$4,194	\$378	\$4,572
03-31156.003-C-1	29-21-308-046-0000	\$14,313	\$12,643	\$26,956

Subject only to the State multiplier as applicable.

DOCKET NO.: 03-31156.001-C-1 through 03-31156.003-C-1

that the assessed valuation proposed by the appellant is appropriate.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member

Member

DISSENTING: _____

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: April 1, 2008



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing

DOCKET NO.: 03-31156.001-C-1 through 03-31156.003-C-1

complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.